



Our Ref: aog/5980/LDF

11th December 2008

FAO: Ian Paul

Planning & Engineering Services
St Edmundsbury Borough Council
PO Box 122
Bury St Edmunds
IP33 3YS

Milburn & Company Ltd
3 Whiting Street
Bury St Edmunds
Suffolk
IP33 1NX

Registered in England
No 2215689

VAT No 521 4681 64

Dear Mr Paul

Re Site Allocations for the Local Development Framework

Please find attached the site submission form and supporting site plan for Fornham Hall Park, Fornham St Genevieve, which we wish to be considered as part of the Local Development Framework.

We trust the enclosed is clear, however, should you require further information in support of this submission please do not hesitate to contact this office.

Yours sincerely,



Aoife O'Gorman
For and on behalf of
milburn leverington thurlow
ARCHITECTURE AND DESIGN

Enc 5980-003

Cc: Mr. Steve Stuteley



Directors:

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A member of the Royal
Institute of British Architects

RIBA

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document



St Edmundsbury
BOROUGH COUNCIL

SITE SUBMISSION FORM

We are currently identifying sites with development potential as part of the Local Development Framework. This form should be completed to suggest sites that you think should be considered by the Council for their availability for development over the next 20 years.

Please return this form and a **map** clearly identifying the boundary of the site by:
Friday 9 May 2008 to:

Planning & Engineering Services
St Edmundsbury Borough Council
PO Box 122
Bury St Edmunds
IP33 3YS

Or email it to: LDF@stedsbc.gov.uk



ALL INFORMATION SUBMITTED WILL BE MADE AVAILABLE FOR PUBLIC INSPECTION AND MAY BE THE SUBJECT OF PUBLIC CONSULTATION AS PART OF THE LDF PROCESS

Guidance

- 1 Please use a separate form for each site and complete the form to the best of your knowledge.
- 2 Do submit sites that:
 - would be available for development or redevelopment in the next 20 years; and
 - are more than 0.2 hectares (0.5 acres).
- 3 Do not submit sites that:
 - already have planning permission for development unless a new and different proposal is likely in the future; and
 - are outside of the St Edmundsbury local authority area.
- 4 Details of existing constraints can be obtained from a number of sources.
 - Information on floodplains can be found at www.environment-agency.gov.uk
 - Information on nature designations can be found at www.natureonthemap.org.uk
 - Details of special landscape areas and conservation areas can be obtained from the existing replacement Local Plan at www.stedmundsbury.gov.uk

Site Plan

This form should be accompanied by a site plan on a recognised Ordnance Survey base. The site plan should clearly illustrate the following information:

- The exact boundary details (**coloured red**) of the site that you would like considered
- Potential access points (*vehicular and non-vehicular*)
- Those areas identified as brownfield (**shaded blue**) and/or greenfield land (**shaded green**)

1. CONTACT DETAILS

Your name

Organisation Rossfleet Investments Limited

Address Manor Farm, Bridgham, Norwich

Postcode NR16 2RX

Telephone

Email address

Your agents (if applicable)

Organisation Milburn Leverington Thurlow

Address 3 Whiting Street

Bury St Edmunds

Suffolk

Postcode IP33 1NX

Telephone 01284 761261

Email address design@mltarchitects.co.uk

Site Owner Rossfleet Investments Limited

Address Manor Farm, Bridgham, Norwich

Postcode NR16 2RX

Please indicate if you have the consent of the landowner to promote this site for inclusion in the Local Development Framework: Yes / ~~No~~

2. SITE DETAILS

Site name Fornham Hall Park

Location Fornham St Genevieve

Total Area Area 1 outside red line= 33(ha) Areas 2-5 = 56(ha)

Of which 22(ha) is on brownfield land

Of which 34(ha) is on greenfield land

Ordnance Survey Grid Reference _____

Current use(s) (please specify last use if vacant)

Previously Land Fill site, gravel and sand extraction. Agricultural

Suggested uses

Area 1: Approved 9 Hole Golf Course with ancillary accommodation including managers dwelling and changing facilities.

Area 2: Site for replacement Fornahm Hall (PPS7) with associated retained parkland woodland and lake, embracing historic Grade II* monument and ancient Icehouse

Area 3: Public Open Space offering informal recreational use.

Area 4: Park Eco-Homes Village Settlement

Area 5: Exceptions site for affordable housing with community facilities

3. DEVELOPMENT CONSTRAINTS

Is the suggested use subject to any of the following constraints?

Constraint	Yes/No	Comments
Flood Plain	No	
Nature designation	No	
Land contamination	Yes	Associated with previous use as land fill
Conservation Area	No	
Special Landscape Area	Yes	Area 1 proposals are set to enhance the parkland, lake and surrounding landscape.

How close is the nearest bus stop?	300 metres Bus service numbers 84, 332, 333, 335, 355
How close is the nearest primary school?	4.5 Kilometres
How close is the nearest shop that will provide day-to-day food needs?	4.5 Kilometres
How close is the nearest doctor's surgery?	4.5 Kilometres

If there are constraints to development, what interventions could be made to overcome them?

The site is currently located outside the development boundary

Policy constraints: How does the proposal conform with current national, regional or local planning policies?

The proposals are set to make good use of an area previously utilised for landfill and sand and gravel extraction.

The site is set to utilise the adjacent sewerage works for power.

Transport & Jobs: The site is located on an established bus route which links Thetford and Brandon with Bury St Edmunds.

Design and Land Use: The proposals are to sit within the designated area with little disruption to the surrounding woodland.

The proposals are set to enhance the surrounding parkland and lake as part of the Proposals.

The proposals will provide a further community facility in the area.

4. OTHER INFORMATION

Has the viability of the site been tested? If so, please include details.

Level of developer interest, if known:

Low

Medium

High

Likely time frame for development:

0-5 years

~~6-10 years~~

~~10-15 years~~

~~Beyond 15 years~~

Any further information: (Continue on separate sheets if necessary) Please supply four copies of any supportive statements or an electronic version.

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

SITE SUBMISSION SUSTAINABILITY APPRAISAL

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
1	To improve the health of the population overall	Positive: Community facilities
2	To maintain and improve levels of education and skills in the population overall	N/A
3	To reduce crime and anti-social activity	N/A
4	To reduce poverty and social exclusion	N/A
5	To improve access to key services for all sectors of the population	Positive: Community facilities
6	To offer everybody the opportunity for rewarding and satisfying employment	N/A
7	To meet the housing requirements of the whole community	Positive: The proposal puts forward a residential affordable housing development.
8	To improve the quality of where people live and to encourage community participation	Positive: Community will be encouraged within the development with the provision of additional community facilities. The proposals are to provide a public open space and parkland.
9	To improve water and air quality	N/A
10	To conserve soil resources and quality	N/A

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Positive: Affordable housing will make use of its surroundings including generating power from the adjacent sewerage works.
12	To reduce waste	Positive: Although the development itself will not reduce waste. The way in which the development is designed will encourage its residents to reduce waste.
13	To reduce the effects of traffic on the environment	Positive: The development is set to take advantage of the good bus route, which serves the area.
14	To reduce contributions to climate change	Positive: The development will strive to utilise its' surroundings in order to reduce emissions.
15	To reduce vulnerability to climatic events	Positive: The proposed development is not in a known flood plane.
16	To conserve and enhance biodiversity	Positive: The proposals are set to enhance the existing parkland and a lake restoration programme is to be implemented, thus encouraging wildlife.
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Minimal disturbance of river valley.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Positive: The proposals are to sit within the layout of the existing woodland thus reducing the impact on the landscape. The proposals are set to enhance the existing parkland and lake.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Positive: The proposals will introduce employment in the area.
20	To revitalise town centres	N/A

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
21	To encourage efficient patterns of movement in support of economic growth	Positive: The site is well located between Bury St Edmunds and Brandon, close to further residential development.
22	To encourage and accommodate both indigenous and inward investment	Positive: The proposals are set to bring employment to the area.

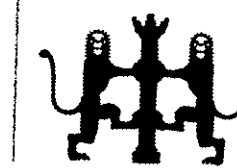
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Proposed Mixed Use Development at
 Fornham Hall Park
 Fornham St Genevieve
 Rossfleet Investments Ltd

Site Location Plan 5980-003

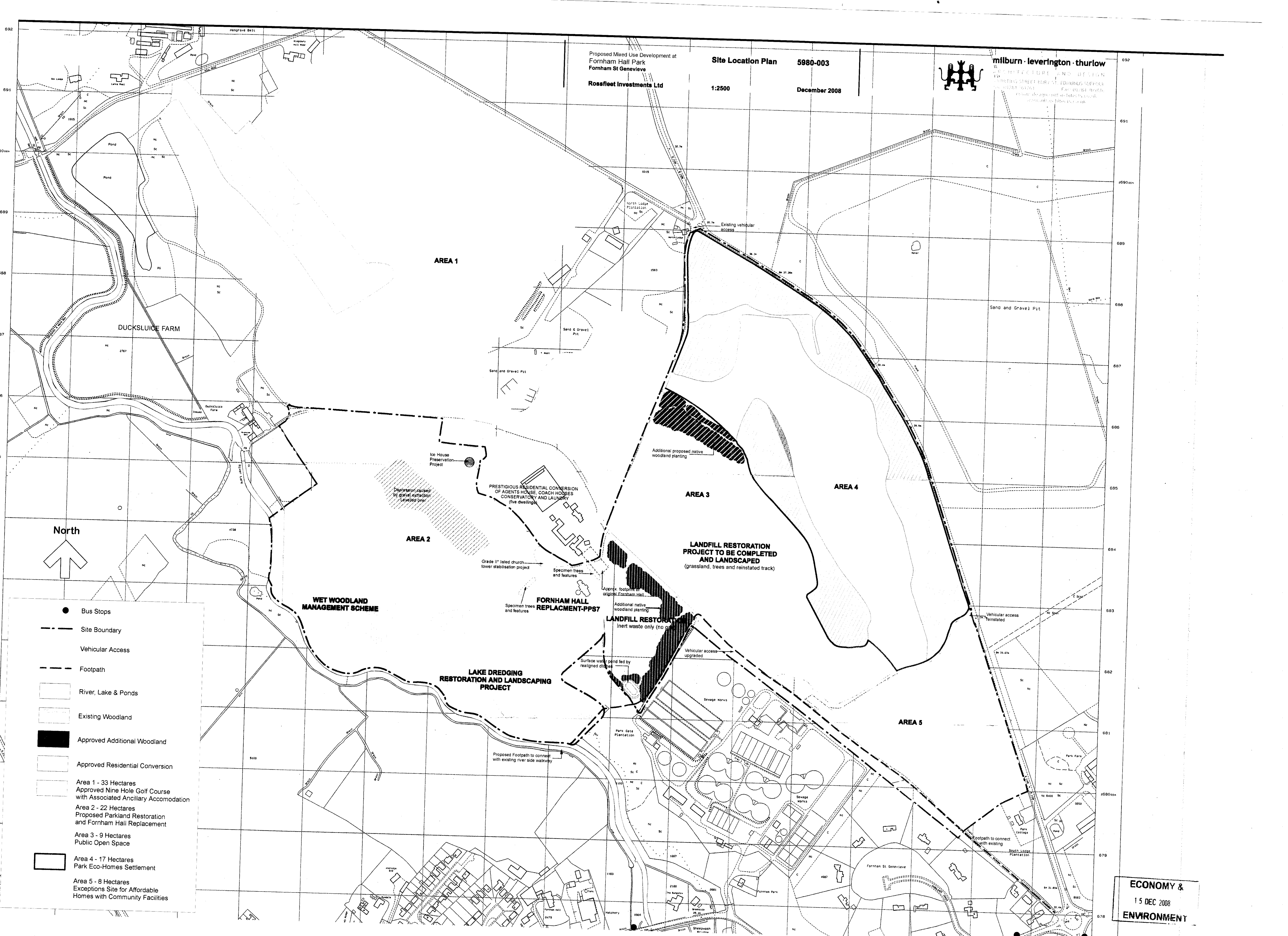
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December 2008



milburn-leverington-thurlow

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 Tel: 01478 561111 Fax: 01478 561112
 Email: design@mlt.co.uk
 www.milburn-leverington-thurlow.co.uk



North

- Bus Stops
- Site Boundary
- - - Vehicular Access
- - - Footpath
- ▭ River, Lake & Ponds
- ▭ Existing Woodland
- ▭ Approved Additional Woodland
- ▭ Approved Residential Conversion
- ▭ Area 1 - 33 Hectares
Approved Nine Hole Golf Course
with Associated Ancillary Accommodation
- ▭ Area 2 - 22 Hectares
Proposed Parkland Restoration
and Fornham Hall Replacement
- ▭ Area 3 - 9 Hectares
Public Open Space
- ▭ Area 4 - 17 Hectares
Park Eco-Homes Settlement
- ▭ Area 5 - 8 Hectares
Exceptions Site for Affordable
Homes with Community Facilities

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 ENVIRONMENT**